

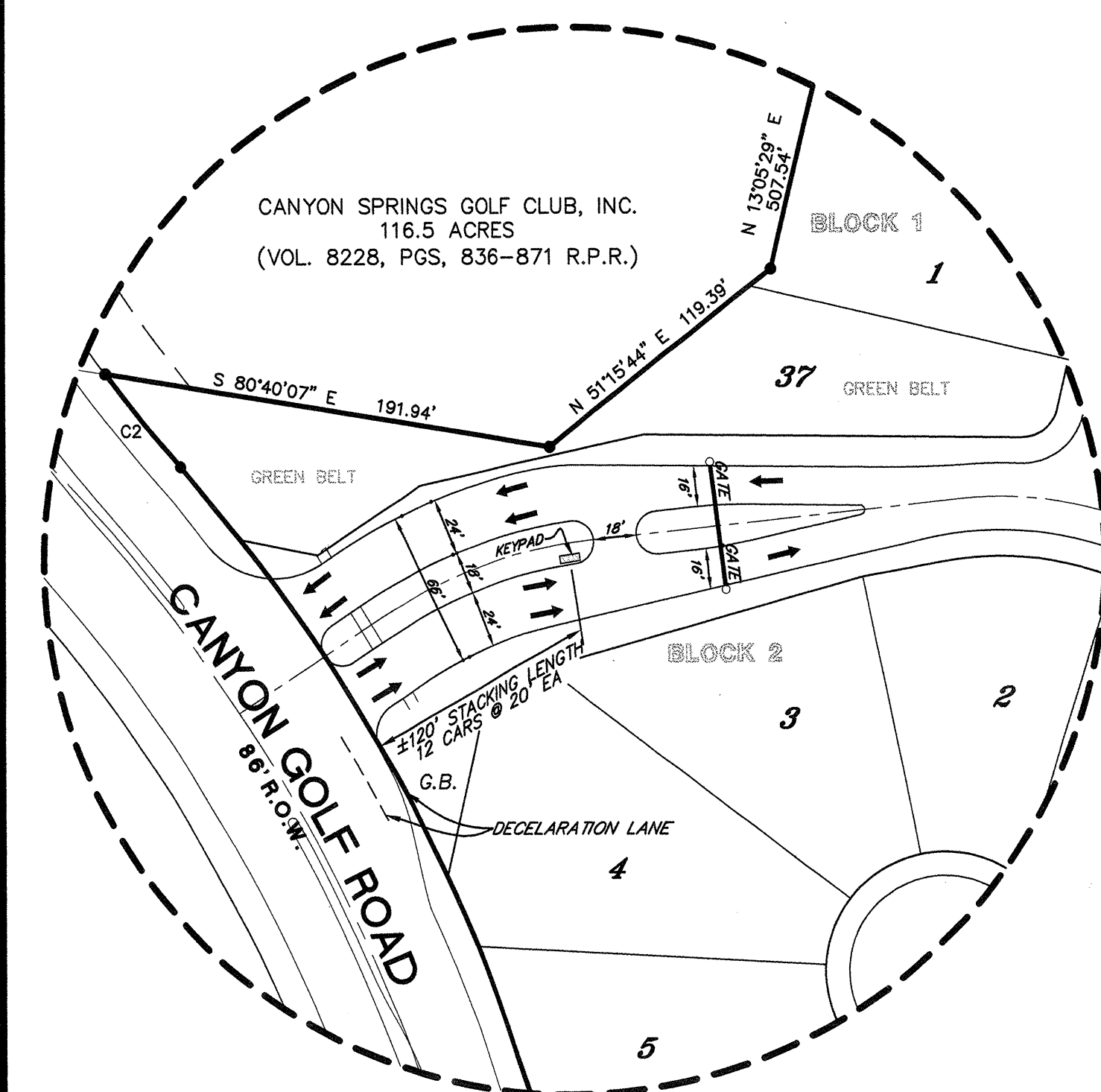
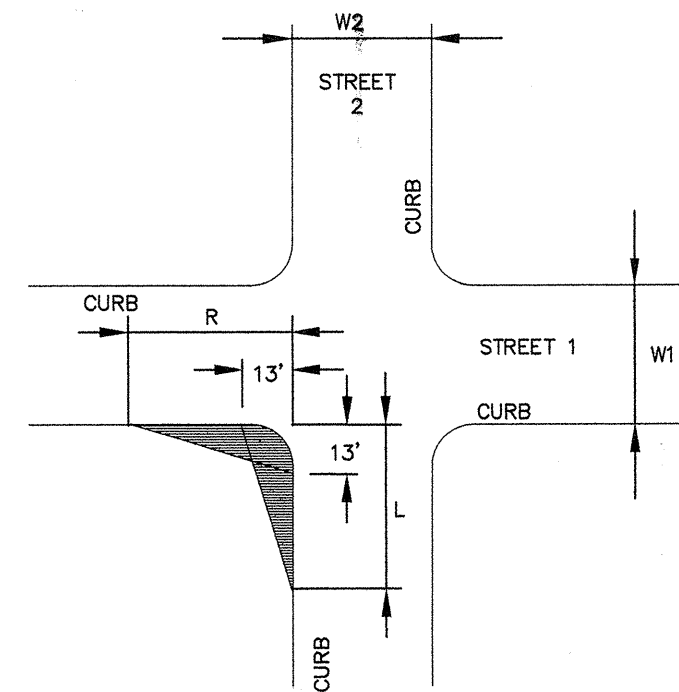
LOCATION MAP
N.T.S.

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

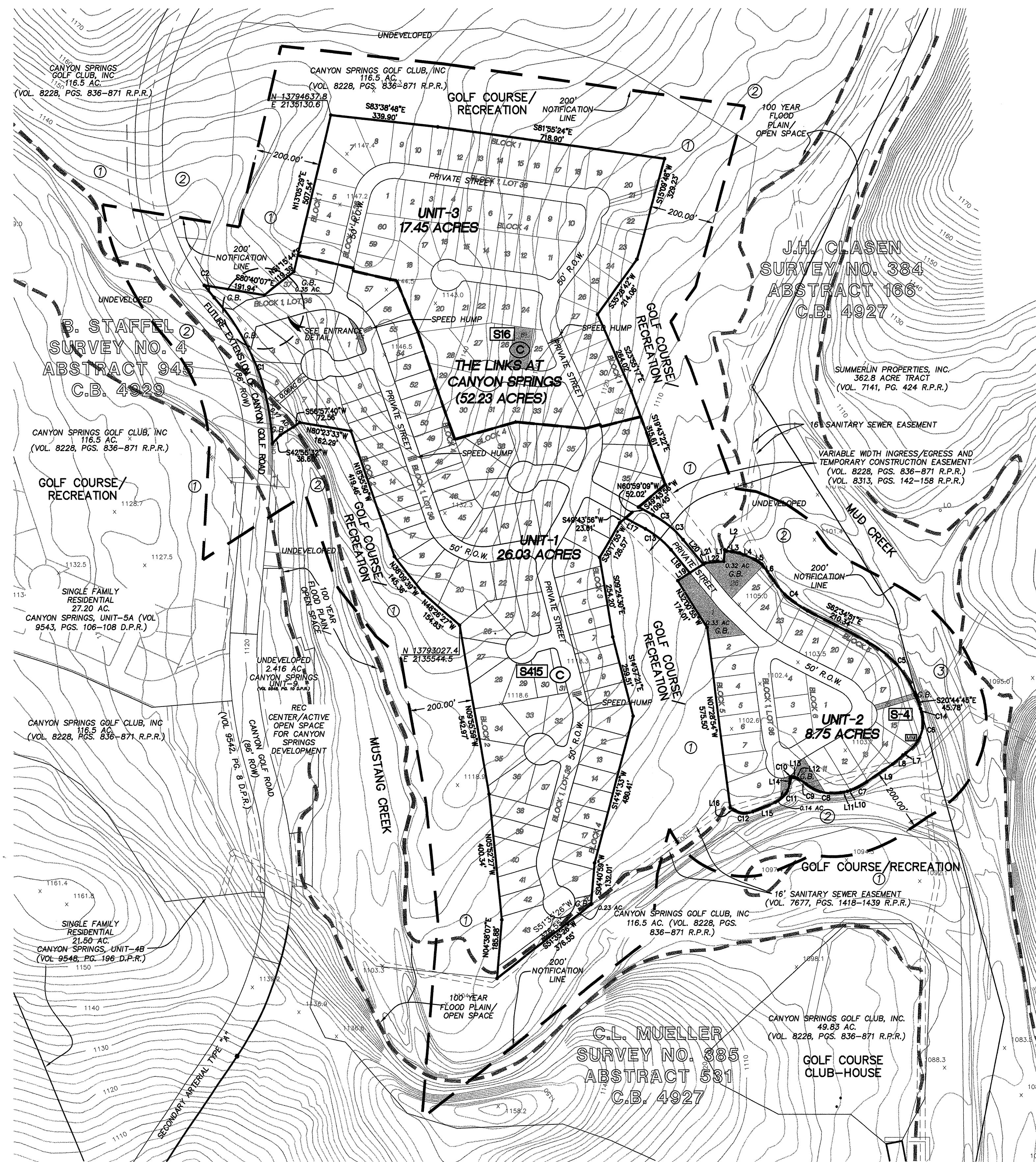
NAME & ADDRESS OF OWNERS WITHIN 200'

1. CANYON SPRINGS GOLF CLUB, INC.
3030 LBJ FREEWAY STE. 1140
DALLAS, TX 75234-2746
2. CANYON VALLEY LTD.
11202 DISCO
SAN ANTONIO, TX 78216
3. SUMMERLEN PROPERTY OWNERS
ASSOCIATION INC.
8897 RANCH ROAD 12
WIMBERLEY, TX 78676-5238



ENTRANCE DETAIL

1"=60'

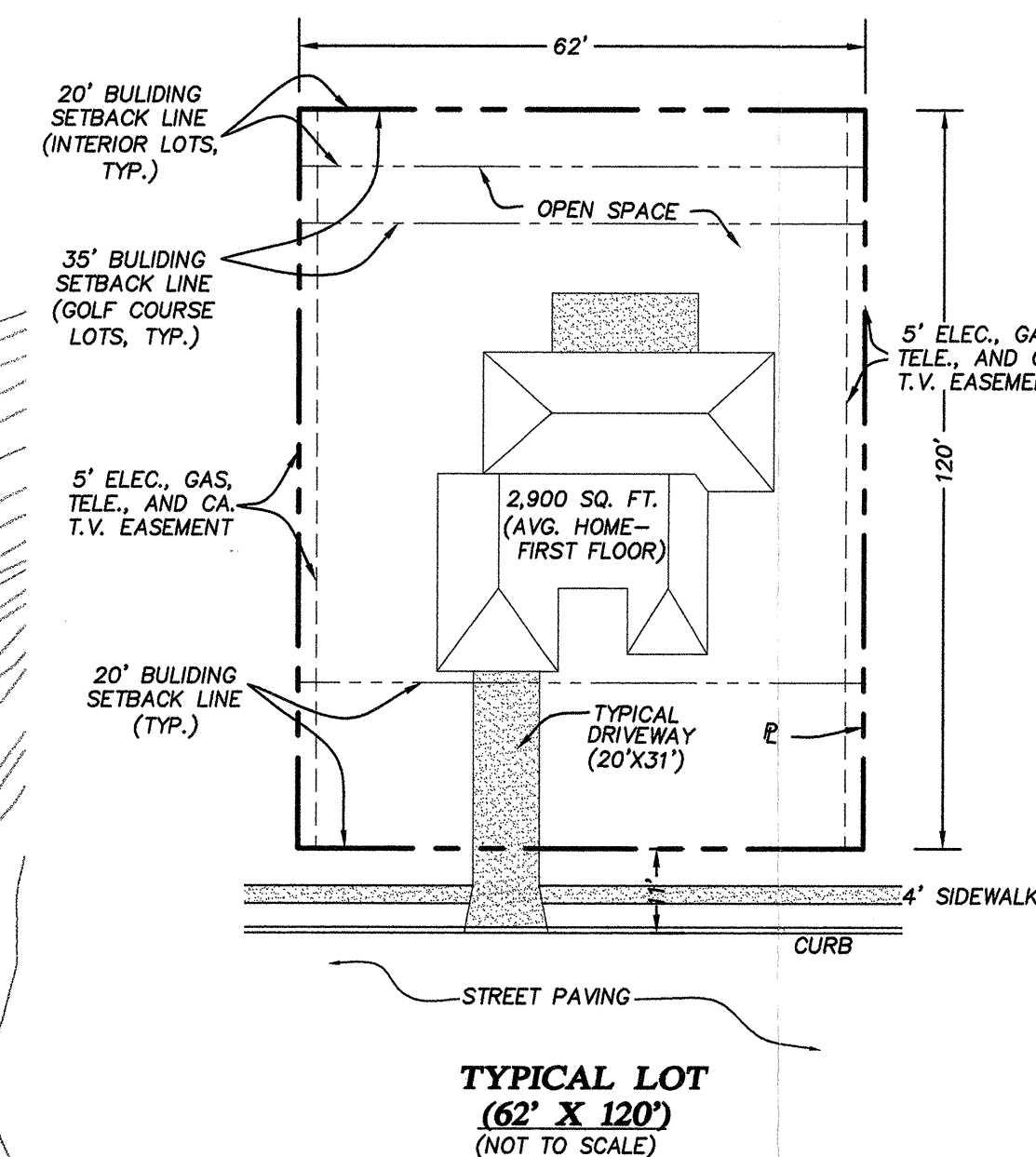
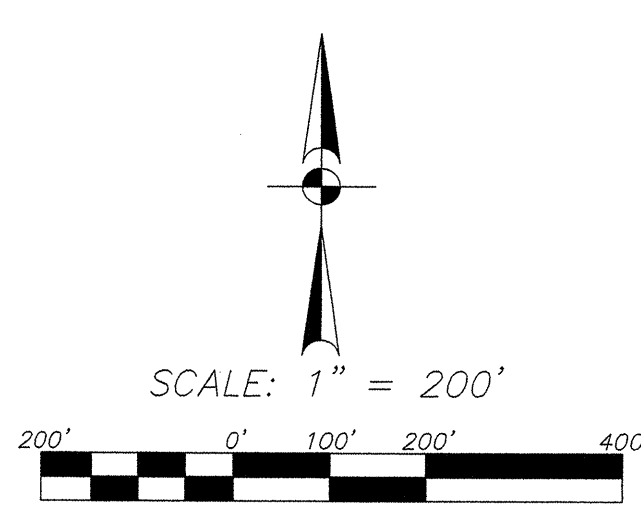
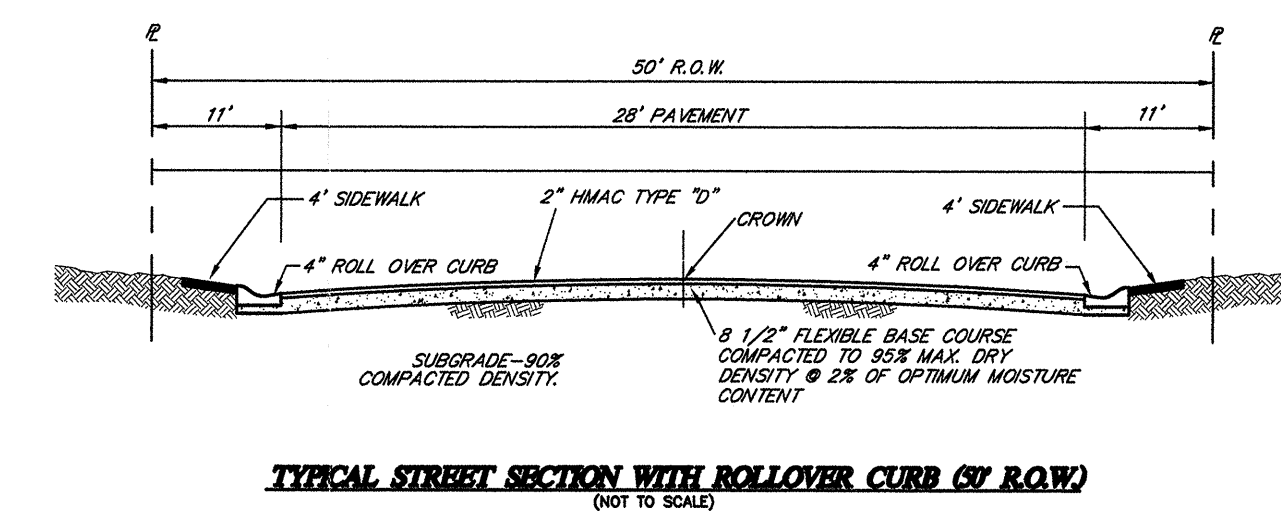


LINE TABLE		
LINE	LENGTH	BEARING
L1	37.07	N03°52'36"E
L2	7.87	S88°25'12"E
L3	40.62	S81°28'33"E
L4	52.64	S67°08'55"E
L5	26.69	S55°26'12"E
L6	62.66	S34°43'26"E
L7	11.60	S56°26'51"W
L8	43.83	S48°23'56"E
L9	96.88	S55°24'56"W
L10	11.20	S70°05'09"W
L11	21.93	S70°02'49"W
L12	11.37	N66°14'09"W
L13	6.46	N75°01'38"W
L14	15.86	S07°37'29"W
L15	75.21	S66°59'26"W
L16	16.50	N59°47'58"W
L17	70.93	N60°59'09"W
L18	94.67	N39°20'59"W
L19	45.39	N57°13'03"E
L20	100.43	N39°20'59"E
L21	7.20	N57°13'03"E
L22	59.50	N85°01'09"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	743.00'	506.45'	263.51'	496.71'	N21°48'22"W
C2	687.00'	50.47'	25.25'	50.46'	S39°07'59"E
C3	325.00'	122.73'	62.10'	122.00'	S50°10'04"E
C4	300.00'	145.86'	74.40'	144.43'	S48°39'09"E
C5	320.00'	233.65'	122.31'	228.49'	N41°39'48"W
C6	117.64'	147.88'	85.51'	136.33'	N20°26'09"E
C7	230.00'	58.89'	29.61'	58.73'	N62°45'02"E
C8	130.52'	114.49'	61.22'	110.86'	S75°44'23"E
C9	110.00'	30.00'	15.09'	29.91'	N58°25'22"W
C10	6.00'	10.19'	6.82'	9.01'	S56°17'55"W
C11	75.00'	77.71'	42.75'	74.28'	N37°18'27"E
C12	65.00'	60.56'	32.56'	58.22'	S86°24'17"E
C13	275.00'	103.85'	52.55'	103.23'	N50°10'04"W
C14	117.64'	10.61'	5.31'	10.61'	N18°09'40"W

NOTE:
THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.

POADP REVISION HISTORY		
POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
THE LINKS AT CANYON SPRINGS	427-G	



NOTES:

1) THE BEARINGS ARE BASED ON A 43.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 1275-1287 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DEVELOPER: LYNX DEVELOPMENT GROUP
6836 BEE CAVES RD., SUITE 400
AUSTIN, TEXAS 78746
OFFICE: (512) 335-7611
FAX: (512) 335-3374

OWNER: RH OF TEXAS
12357 RIATA TRACE PRKWAY.
STE. A-300
AUSTIN, TX 78727
OFFICE: (512) 343-3266
FAX: (512) 343-3282

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

LEGEND

- GREENBELT/PRIVATE COMMON AREA
- PROPERTY OWNER KEY (SEE SUMMARY THIS SHEET)

SENSITIVE GEOLOGIC FEATURES:

THE FOLLOWING GEOLOGIC FEATURES WERE IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON NOVEMBER 1-22, 1996 AND JANUARY 18-19, 2002 AND WERE DETERMINED TO BE "SENSITIVE":

- S-4 FEATURE S-4 IS A METAL CAGED WATER WELL SURROUNDED BY A CONCRETE PAD. IT IS NOT IN USE.
- S-16 THIS FEATURE WAS A CAVE WITH A SHAFT PLUGGED BY COLLAPSED ROCK AND SOIL. EXCAVATION REVEALED A 30-FOOT DEEP SHAFT. THE FOOTPRINT OF THE CAVE LIES WHOLLY WITHIN THE CAVE SYMBOL ON THE GEOLOGIC MAP.
- S-415 FEATURE S-415 IS A CAVE KNOWN AS "HOPLESS CAVE". IT IS DESCRIBED IN THE CAVES OF BEXAR COUNTY (VENI, 1988) AS A SLOPING PIT ALONG A FLOWSTONE SURFACE. TOTAL DEPTH IS APPROXIMATELY 37 FEET. THE FOOTPRINT OF THE CAVE LIES WHOLLY WITHIN THE CAVE SYMBOL ON THE GEOLOGIC MAP.

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)									
PHASE/UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	DEC. 2002	SINGLE FAMILY RESIDENTIAL	26.03	87	3.34	6.87	4.11	15.05	57.82%
2	AUG. 2003	SINGLE FAMILY RESIDENTIAL	8.75	26	2.97	2.05	1.58	15.12	58.51%
3	AUG. 2004	SINGLE FAMILY RESIDENTIAL	17.45	68	3.90	5.37	2.31	9.77	55.99%
TOTALS/AVERAGE			52.23	181	3.47	14.29	8.00	29.94	57.32%

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	181
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.47
FLOOR AREA RATIO	.231
PASSIVE OPEN SPACE (ACRE)	1.59

THE LINKS AT CANYON SPRINGS

(UNITS 1, 2 & 3)

P.U.D. / M.D.P. PLAN / PEDESTRIAN PLAN

PLANNING DEPT. ACCEPTED BY
11-19-02
(signature)

PAPE-DAWSON ENGINEERS

5-20-04
(signature)

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
MAY, 2002
JOB NO. 5437-25

STATE OF TEXAS
DEPARTMENT OF PLANNING



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 11 PM 3:04

Date Submitted:	Project ID Number: 427-G
------------------------	---------------------------------

Project Name: The Links at Canyon Springs

Owner/Agent: Lynx Development Group Phone: (512)335-7611 Fax: (512)335-3374

Address: 12416 Hymeadow Dr. #101, Austin, TX Zip code: 78750

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): Being a 43.48 acre tract and an 8.435 acre tract of land described in instrument recorded in Volume 9141, Pages 1275-1287 of the Official Public Records of Real Property of Bexar County, Texas, out of the CIL. Muller Survey No. 385, Abstract 531, County Block 4928, B. Staffel Survey No. 4, Abstract 945, County Block 4929, and J.H. Classen Survey No. 384, Abstract 166, County Block 4927 all in Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

(PUD Only) Linear feet of street: 8,190

<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Gated	<input type="checkbox"/> Attached
<input type="checkbox"/> Public	<input type="checkbox"/> Un-Gated	<input type="checkbox"/> Detached

(PUD Only) Number of lots: 180 divided by acreage: 52.23 = Density: 3.45 Lots/Ac

(PUD Only) Total open space: 29.86 divided by total acreage: 52.23 = Open space: 57.17 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): Transmitter

(PUD Only) Construction start date: April 1, 2002

(PUD Only) X/Y coordinates at major street entrance: X: 98° 28' 45" Y: 29° 40' 45"

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 2

Council District: N/A School District: Comal Ferguson Map Grid: 541 / B7

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 11 PM 3:04

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Canyon Springs Valley No. 427-B

Is there a corresponding PUD for this site? Name The Links at Canyon Springs No. Pending

Plats associated with this Master Development Plan (a.k.a.POADP) or site?


Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Chris Overstreet

Signature: 

Date: 3/6/02 Phone: (512) 335-7611 Fax: (512) 335-3374

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 11 PM 3:04

- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING


02 MAR 11 PM 3:04

- ☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- ☒ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☒ (PUD Only) Lots numbered as approved by the City.
- ☒ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Chris Overstreet

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001



CITY OF SAN ANTONIO

November 19, 2002

Mr. Drake Thomson P.E.

Pape- Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: The Links at Canyon Springs

MDP # 427-G

Dear Mr. Thomson:

The City Staff Development Review Committee has reviewed The Links at Canyon Springs Master Development Plan M.D.P. # 427-G. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The Development services Engineering Division has cited the following conditions as part of their conditional approval:
 1. A right-turn deceleration lane will be provided for the entrance by the developer on westbound Canyon Golf Road.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Thomson
Page 2
November 19, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Monciyais", written over a horizontal line.

Emil R. Monciyais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E. , File

SUBJECT: The Links at Canyon Springs
File #427-G/02-005

November 5, 2002

Salado Creek Watershed

Storm Water Engineering has reviewed The Links at Canyon Springs PUD/MDP and recommends this project for approval if the following comment is placed on the PUD/MDP:

All finished floor elevations will be one foot above than the 100-year ultimate development floodplain.



LeeAnne Lutz, E.I.T.
Senior Engineering Associate
Storm Water Engineering Division
210-207-5012

02 AUG 19 AM 8:11

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E. , File

SUBJECT: The Links at Canyon Springs PUD/MDP
File #427-G/02-005

August 14, 2002

Salado Creek Watershed
Second Review

Storm Water Engineering has reviewed The Links at Canyon Springs PUD/MDP and comments are as follows:

1. This project is located above NRCS Dam No. 8 and detention will be required.
2. Please indicate what 100-year floodplain is drawn on the PUD/MDP plan (100 year existing or ultimate) and the source (FIRM map or the name of the floodplain study).
3. All other previous comments have been addressed or met.

At this time, this project is not recommended for approval.



LeeAnne Lutz, E.I.T.
Engineering Associate
Storm Water Engineering Division



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: March 8, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: The Links at Canyon Springs PUD/MDP FILE # 427-G/02-005

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan ☐ Street and Drainage
☒ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Other: _____ ☐ Fire Protection
☐ Bexar County Public Works

DEPARTMENT OF PLANNING
02 MAR 11 PM 3:06

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: HARDY OAKS IS ON THE MTP REQUIRING A MIN. OF 6' ROW. PROPOSE MOP ADDRESSES THOROUGHFARE.


Signature

Phaner
Title

031502

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED MAR 18 2002

(Check One)

Date: March 8, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: The Links at Canyon Springs PUD/MDP FILE # 427-G/02-005

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☒ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Other: _____ ☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

August 17, 2001

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Coordinate tree preservation
lay out development to maximize tree
preservation

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 26 PM 1:35

Ortega

Signature

City Arboret

Title

3/25/02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

NO SIDEWALKS SHOWN

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAR 25 PM 4:02

(Check One)

Date: March 8, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: MDP.

Project Name: The Links at Canyon Springs PUD/MDP FILE # 427-G/02-005

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☒ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☒ Other: DISABILITY ACCESS ☐ Fire Protection
- ☐ Bexar County Public Works

02 MAR 11 PM 3:06

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

August 17, 2001

Over →



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
AUG-9 AM 8:32

(Check One)

Date: 8/8/02

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: The Links at Canyon Springs FILE # 427-G/02-005

2nd Review Please fax any comments to Drake Thompson @ 375-9010 _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☒ ~~Major Thoroughfare~~ ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

x Disability Access

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: March 8, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
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☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: The Links at Canyon Springs PUD/MDP FILE # 427-G/02-005

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
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This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- Approval pending the following comments:*
- *Drainage easement must contain Base Flood Elevations determined by a flood study report*
 - *Several sight distance problems must be addressed*

Amador Escobar

Signature

Civil Engineer

Title

3-28-02

Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: March 8, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
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Project Name: The Links at Canyon Springs PUD/MDP FILE # 427-G 102-005

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- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☒ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Other: _____ ☐ Fire Protection
☐ Bexar County Public Works

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City of San Antonio Planning Department use

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ms

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.


Signature

Senior Planner
Title

3-21-02
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: March 8, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
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☐ Major ☐ Minor ☐ Other: _____

Project Name: The Links at Canyon Springs PUD/MDP FILE # 427-G/02-005

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 11 PM 3:05

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

August 17, 2001

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

TIA has not
been approved



Signature

Senior Engineer

Title

3-29-02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

TIA
4214/02-005



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 9/20/02

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: LINKS AT CANYON SPRINGS FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒☐

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: TIA Requirements Shall Be Followed By Developer

[illegible]

Must: 1-2

Signature

SR. ENGR. ASSOC.

Title

9/20/02

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 20 AM 11:13



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG -9 AM 8:32

(Check One)

Date: 8/8/02

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Traditional Neighborhood Development(TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request <input type="checkbox"/> Pedestrian Plan (PP) | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: The Links at Canyon Springs FILE # 427-G/02-005

2nd Review Please fax any comments to Drake Thompson @ 375-9010 _____

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|---|
| To: <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

RECEIVED
02 AUG -8 PM 2:07
LAND DEVELOPMENT
SERVICES DIVISION

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

02 SEP -3 AM 11:00
DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

August 17, 2001

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval


☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

① Streets > 1200' shall follow low
Speed design

② Development shall follow TIA
requirements.





Signature

Se. Engr. Assoc.

Title

09/03/02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

02 SEP - 3 AM 11:01
DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

January 4, 2002

12357-I Riata Trace Parkway
Suite 300
Austin, Texas 78727

512 343 7009 Tel.
512 343 3289 Fax

Mr. Emil R. Moncivais, AIA, AICP
City of San Antonio
Department of Planning
P. O. Box 839966
San Antonio, TX 78283-3966

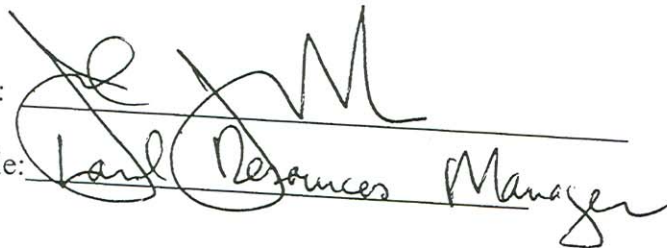
Re: The Links at Canyon Springs

Dear Mr. Moncivais

This letter hereby authorizes Lynx Development Group to act as signing agent for RH Homes of Texas for all documents pertaining to The Links at Canyon Springs.

By:

Title:

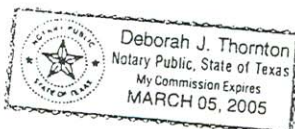

Lari Resources Manager

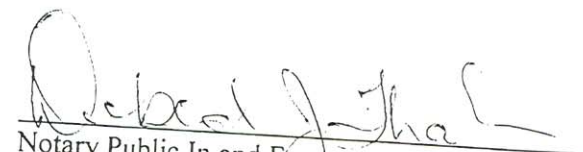
THE STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared John Damico, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under by hand and seal of office this the 10 day of January, 2002 A.D.




Notary Public In and For
The State Texas
My Commission Expires: 3.5.5
Printed Name of Notary: Deborah J. Thornton

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 11 PM 3:03

*** TX REPORT ***

TRANSMISSION OK

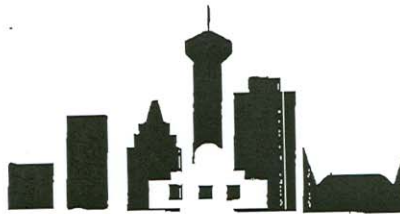
TX/RX NO 4546
CONNECTION TEL 93759010
CONNECTION ID
ST. TIME 05/03 09:49
USAGE T 01'20
PGS. SENT 4
RESULT OK

*City of San Antonio
Planning Department*

*Municipal Plaza Building
114 W. Commerce*

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

4

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	<i>Orake Thompson</i>
Title:	
Organization:	
Phone:	
Fax:	<i>375-9010</i>

From:

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary I</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

02 MAR 25 PM 4: 02

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: The Links at Canyon Springs PUD/MDP
File #427-G/02-005

March 19, 2002

Storm Water Engineering has reviewed the MDP/PUD Plan for The Links at Canyon Springs PUD/MDP, comments are as follows:

1. The project submittal is incomplete and not recommended for approval.
2. A Storm Water Management Plan (section 35-B119) is required per Appendix B, table B-1, H (24), page B-9 of the UDC.
3. A portion of the future extension of Canyon Golf Road is located within the 100-year floodplain. This street must be designed as an All Weather (passes the ultimate development 100-yr storm) street crossing.
4. This runoff from this development will impact SCS Dam No. 8B. Detention will be required.
5. The non-detailed 100-year floodplain is located throughout the property. Provide a detailed drainage engineering study of this area. Report requirements can be found in Appendix B, page B-22 (City of San Antonio Flood Plain Submittal Checklist) of the UDC.



LeeAnne Lutz, E.I.T.
Engineering Associate
Storm Water Engineering Division

MS. 20

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

036762

MARCH 12, 2002

PAY *****15***** DOLLARS AND *90* CENTS \$ **\$15.90*

PAPE-DAWSON
CONSULTING ENGINEERS, INC.

TO THE
ORDER
OF
CITY OF SAN ANTONIO

Wm. Brinson
AUTHORIZED SIGNATURE

⑈036762⑈ ⑆114923222⑆ 29 3997995⑈

HPK VENTURES, LTS 11-01
CANYON SPRINGS
512-335-7611
12416 HYMEADOW DR., STE. 101
AUSTIN, TX 78750

1007

30-1328/1140

DATE 3/6/2002

PAY
TO THE
ORDER OF

City of San Antonio

\$ 381.10

Three hundred eighty one & 10/100

DOLLARS



Security Features
Indicated
Details on Back.

IBC
International Bank
of Commerce
San Antonio Branch (210) 518-2525

FOR PUD

[Signature]

MP

⑈001007⑈ ⑆114013284⑆001449240⑈



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 11 PM 3:04

Date Submitted:

Project ID Number: 427-G

Project Name: The Links at Canyon Springs

Owner/Agent: Lynx Development Group Phone: (512) 335-7611 Fax: (512) 335-3374

Address: 12416 Hymeadow Dr. #101, Austin, TX Zip code: 78750

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): Being a 43.48 acre tract and an 8.435 acre tract of land described in instrument recorded in Volume 9141, Pages 1275-1287 of the Official Public Records of Real Property of Bexar County, Texas, out of the CIL. Muller Survey No. 385, Abstract 531, County Block 4928, B. Staffel Survey No. 4, Abstract 945, County Block 4929, and J.H. Classen Survey No. 384, Abstract 166, County Block 4927 all in Bexar County, Texas.

Existing zoning: N/A

Proposed zoning: N/A

HPK VENTURES, LTS 11-01
CANYON SPRINGS
512-335-7611
12416 HYMEADOW DR., STE. 101
AUSTIN, TX 78750

1008

30-1328/1140

DATE 3/6/02

PAY TO THE ORDER OF City of San Antonio

\$ 381.¹⁰

Three hundred eighty one ¹⁰/₁₀₀

DOLLARS  Security Features Included. Details on Back.



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

PAPE-DAWSON ENGINEERS, INC.

55 East Ramsey San Antonio, Texas 78216



036761

MARCH 12, 2002

PAY

*****15*****

DOLLARS AND

90

CENTS

\$ **\$15.90*

CITY OF SAN ANTONIO

PAPE-DAWSON
CONSULTING ENGINEERS, INC.


AUTHORIZED SIGNATURE

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 13 PM 3:56

TO: Michael Herrera, Planning Department
FROM: Development Services Engineering Division
COPIES TO: File
SUBJECT: The Links at Canyon Springs, POADP Level 1 T.I.A.

Date: May 13, 2002

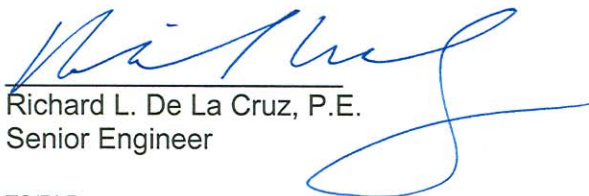
The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Links at Canyon Springs, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to be a gated community consisting of 180 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 182 peak hour trips. These trips will be distributed through one access point onto Canyon Golf Road. The gated entrance will allow two lanes of traffic with 120 feet between the property line and the key pad. A right-turn deceleration lane will be provided for the entrance by the developer on westbound Canyon Golf Road.



Todd Sang
Senior Engineering Technician

Approved by:



Richard L. De La Cruz, P.E.
Senior Engineer

TS/RLD
ID 2002TIA0310

MEMO

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 NOV 18 PM 12:07

RECEIVED

02 NOV 15 PM 3:33



To: Mike Herrera

Date: 11/14/02

LAND DEVELOPMENT
SERVICES DIVISION

Re: The Links at Canyon Springs, PUD/MDP Plan

As we discussed, a slight change in the layout was made on Unit-2 of this plan. The road was moved to avoid conflict with a golf green. Because of this layout change two lots were moved across to the other side of the road.

This change results in no change in the Unit-1 layout, no change in the number of lots, and no change in density. We do not anticipate any problems with this because of these changes.

I appreciate your assistance in avoiding delays in this approval.

END OF MEMORANDUM

p:\54\37\25\word\memo\021114a1.doc

From: Walt Rakowitz, E.I.T. *WR*

Project No.: 5437-25

cc:

PAPE-DAWSON ENGINEERS, INC.

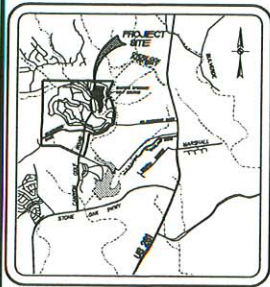
555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



LOCATION MAP
N.T.S.

BEAR COUNTY CLEAR VISION STATEMENT

CLEAR VISION CALCULATIONS WILL
BE BASED ON AADT CASE TWO B
BAC FOR TURNING MANEUVERS ON
TO MAJOR HIGHWAYS. CALCULATIONS
TO BE SHOWN ON INDIVIDUAL
PLANS WHEN SUBMITTED.

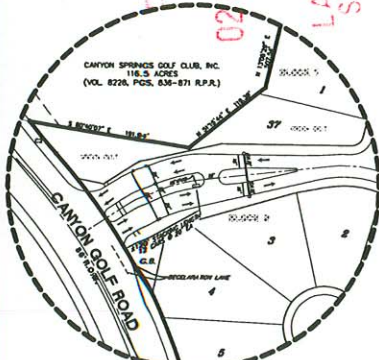
NAME & ADDRESS OF OWNERS WITHIN 200'

1. CANYON SPRINGS GOLF CLUB, INC.
116.5 ACRES
DALLAS, TX 75244-3748
2. CANYON VALLEY LTD.
11000 DOW
SAN ANTONIO, TEXAS
3. CANYON SPRINGS GOLF CLUB, INC.
116.5 ACRES
DALLAS, TX 75244-3748

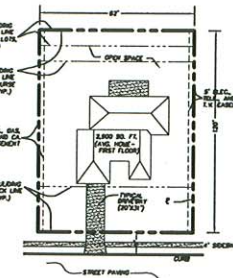
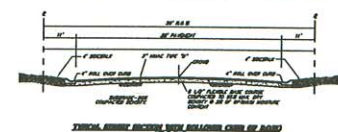
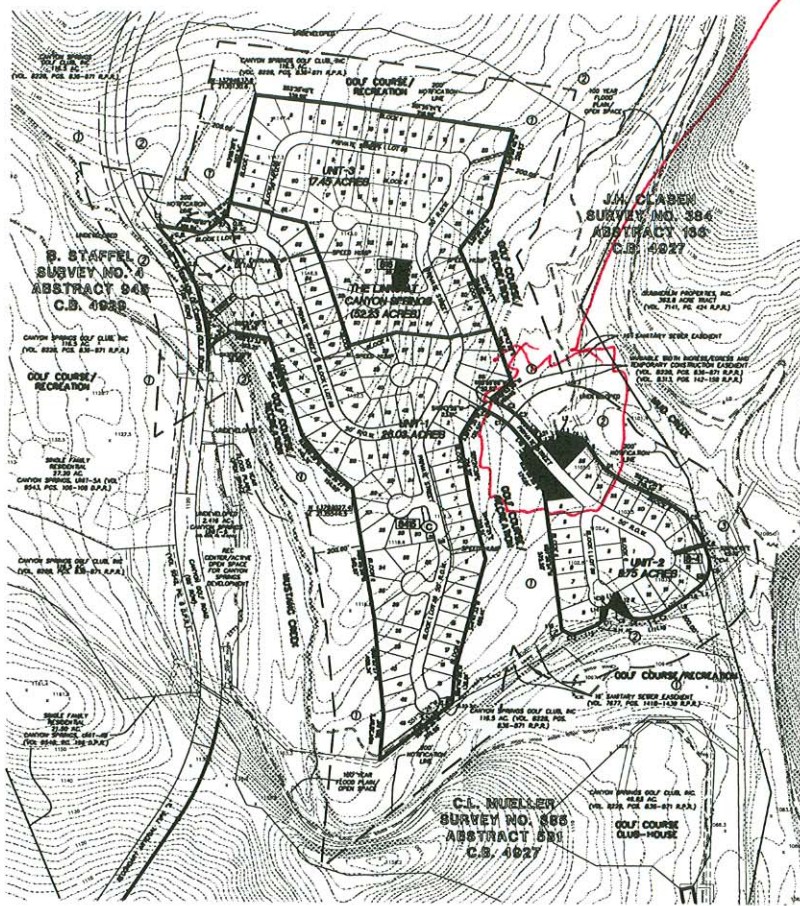


02 NOV 15 PM 3:33

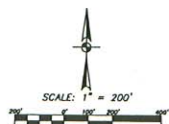
LAND DEVELOPMENT
SERVICES DIVISION



ENTRANCE DETAIL
1"=60'



TYPICAL LOT
(SEE X-100)
(NOT TO SCALE)



DEVELOPER: LYNX DEVELOPMENT GROUP
6836 BEE CAVES RD., SUITE 400
AUSTIN, TEXAS 78746
OFFICE: (512) 335-7611
FAX: (512) 335-3374

OWNER: RH OF TEXAS
12357 RIATA TRACE PKWY.
STE. A-300
AUSTIN, TX 78727
OFFICE: (512) 343-3266
FAX: (512) 343-3282

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

LEGEND

- 1. RESIDENTIAL/COMMERCIAL
- 2. PROPERTY OWNER KEY
(SEE SHEET 100-101)

SENSITIVE GEOLOGIC FEATURES:
THE FOLLOWING GEOLOGIC FEATURES WERE
IDENTIFIED DURING A GEOLOGIC
ASSESSMENT PERFORMED BY
PAPE-DAWSON ENGINEERS ON NOVEMBER
1-22, 1996 AND JANUARY 18-19, 2002
AND WERE DETERMINED TO BE "SENSITIVE":

- S-4 FEATURE S-4 IS A WETLAND WITHIN THE SITE BOUNDARY.
- S-16 FEATURE S-16 IS A WETLAND WITHIN THE SITE BOUNDARY.
- S-415 FEATURE S-415 IS A WETLAND WITHIN THE SITE BOUNDARY.

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL
TELEPHONE COMPANY

LINE	LENGTH	BEARING
L1	37.07	N035°27'36"E
L2	1.81	N88°25'17"E
L3	45.82	N01°25'33"E
L4	55.64	N87°58'35"E
L5	25.89	S89°29'27"E
L6	83.68	S34°32'28"E
L7	11.65	N88°25'17"E
L8	43.83	N88°25'17"E
L9	95.88	S88°25'17"E
L10	11.20	S20°00'00"E
L11	21.93	S78°07'49"E
L12	13.77	N88°14'09"E
L13	15.45	N73°50'36"E
L14	15.86	S07°37'29"E
L15	25.71	S88°56'25"E
L16	18.50	S88°47'58"E
L17	25.83	N88°25'17"E
L18	14.81	N88°25'17"E
L19	45.39	N87°13'03"E
L20	100.43	N88°25'17"E
L21	7.20	N87°13'03"E
L22	58.50	N88°25'17"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	743.00	506.45	263.51	498.21	N21°48'22"E	38°03'17"
C2	837.00	50.47	25.25	50.46	S30°07'50"E	04°24'50"
C3	353.00	122.23	62.10	122.00	S50°10'04"E	21°38'10"
C4	300.00	144.86	74.40	144.47	S48°38'09"E	27°31'28"
C5	320.00	233.65	122.31	228.47	N41°29'45"E	41°50'06"
C6	112.64	167.88	85.51	158.33	N20°28'59"E	72°01'20"
C7	220.00	58.89	29.81	58.73	N82°45'02"E	14°00'13"
C8	140.82	114.45	61.27	105.85	S72°44'23"E	50°35'34"
C9	110.00	30.00	15.09	29.81	S58°25'22"E	15°37'34"
C10	8.00	10.12	8.87	9.01	S56°17'55"E	97°20'54"
C11	15.00	77.71	43.75	74.98	N37°18'27"E	58°21'57"
C12	85.00	60.36	32.56	58.27	S88°24'17"E	53°32'35"
C13	218.00	104.88	59.55	103.27	N50°10'04"E	21°38'10"
C14	117.64	19.41	5.31	19.61	N18°02'50"E	00°10'12"

NOTE:
THIS SITE IS INCLUDED IN VESTED
RIGHTS PLAT NUMBER 22-01-01.

POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
THE LINKS AT CANYON SPRINGS	427-G	

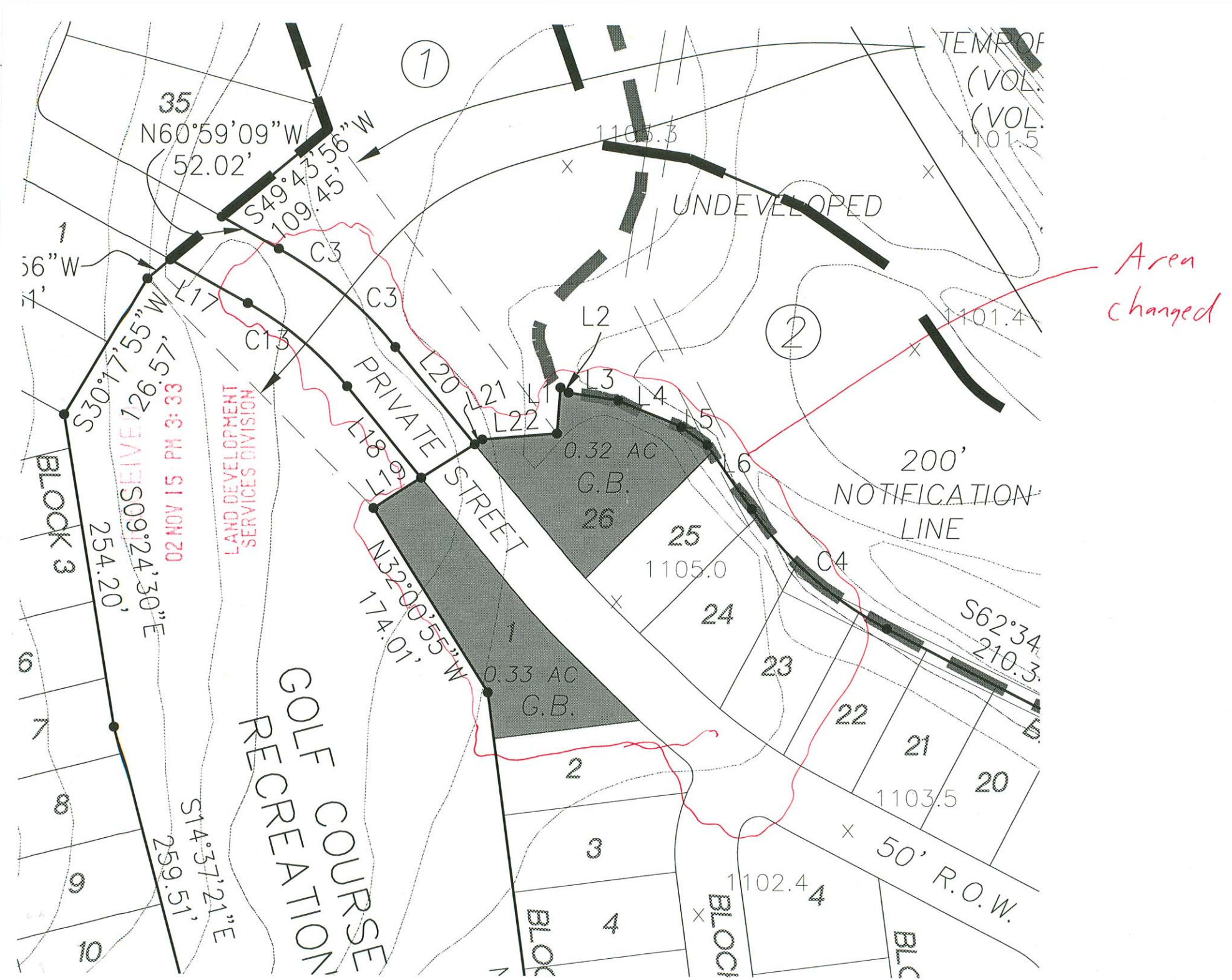
PHASE/ UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (AC)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC)	BUILDING & DRIVEWAY COVERAGE (AC)	PERCENTAGE SIDEWALKS (AC)	OPEN SPACE (AC)	R OPEN SPACE/PHASE
1	DEC. 2002	SINGLE FAMILY RESIDENTIAL	28.03	87	3.34	8.87	4.11	15.05	57.82%
2	AUG. 2003	SINGLE FAMILY RESIDENTIAL	8.75	28	2.97	2.05	1.58	15.12	58.51%
3	AUG. 2004	SINGLE FAMILY RESIDENTIAL	17.45	58	3.30	5.37	2.31	8.77	55.98%
		TOTALS/PHASE	54.23	181	3.47	14.29	8.00	28.94	57.32%

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	181
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.47
FLOOR AREA RATIO	.231
PASSIVE OPEN SPACE (ACRE)	1.59

THE LINKS AT CANYON SPRINGS (UNITS 1, 2 & 3) P.U.D. / M.D.P. PLAN / PEDESTRIAN PLAN

PAPE-DAWSON ENGINEERS

505 EAST RAMSEY / SAN ANTONIO, TEXAS 78216 / PHONE: 210-375-9000
FAX: 210-375-9010
AUG, 2002 / JCR INC. 6437-25



TRANSMITTAL

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING



02 NOV 18 PM 12:07

RECEIVED

To: Mitte Herrera

02 NOV 15 PM 3:33

Date: 11-14-02

Attn: COSA

LAND DEVELOPMENT
SERVICES DIVISION

Re: Links

QUANTITY	DESCRIPTION
<u>1</u>	<u>Memo</u>
<u>23</u>	<u>Copies PUD / MDP</u>
<u>2</u>	<u>8 1/2 x 11" copies</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From: Walt Raltowitz

Project No.: 5437-29

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL



To: Mike Herrera
Planning Department 3RD Floor
114 W. Commerce
San Antonio, TX 78205

Date: March 11, 2002

Re: The Links at Canyon Springs PUD/MDP

QUANTITY	DESCRIPTION
1 EA	Application, Application Fees (Chk. Nos. 1007,1008) Letter of Agent, Legal Instrument, PUD Mailing List, Completeness Review
1 EA	TIA & TIA Review Fee (Chk. No. 1009)
15	PUD/MDP Maps with Request for Reviews
1 EA	Master Water & Sewer Plans
1 EA	CD (Autocad Digital Submittal)

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS _____

From: Drake Thompson P.E.

Project No.: 543720.25

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

02 MAR 11 PM 3:03
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING